



**Birthday Cottage, 11 Main Street, Belton In Rutland, Rutland, LE15 9LB**  
**£255,000**



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## Birthday Cottage, 11 Main Street, Belton In Rutland, Rutland, LE15 9LB



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Attractive, stone-built period cottage with charming gardens providing character accommodation with two Reception Rooms, Kitchen, two Bedrooms and Bathroom in a popular Rutland village.





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## DESCRIPTION

Charming stone-built semi-detached cottage retaining a wealth of original character and providing cosy, two-bedroom accommodation with attractive cottage gardens to front and rear.

The accommodation briefly comprises:

GROUND FLOOR: Open-plan Living Room and Dining Room, Inner Lobby, Kitchen; FIRST FLOOR: two Bedrooms, Bathroom.

## ACCOMMODATION

### GROUND FLOOR

#### Canopy Porch

Part-glazed panelled entrance door leading to:

**Open-plan Living Room and Dining Room** comprising:

#### Living Room 3.76m x 2.95m (12'4" x 9'8")

Cast-iron log-burning stove set on raised quarry tiled hearth, beamed ceiling, window to front overlooking garden.

#### Dining Room 2.90m x 2.77m (9'6" x 9'1")

Cosy room with beamed ceiling and window overlooking rear garden.

#### Inner Lobby

Modern electronic radiator, exposed timbers.

#### Kitchen 4.60m x 2.03m (15'1" x 6'8")

Range of attractive modern fitted units incorporating twin-bowl enamel sink unit with mixer tap, adjoining sold oak work surfaces with cupboard and drawer units below. Plumbing for washing machine, integrated fridge-freezer, built-in stainless steel-fronted electric oven and ceramic hob with fitted cooker hood above.

Modern electronic radiator, laminate floor, window to front.

#### Rear Porch

Quarry tiled floor, access to garden.

### FIRST FLOOR

#### Landing

Modern electronic radiator, built-in airing cupboard with slatted shelving.

#### Bedroom One 3.66m x 2.62m (12'0" x 8'7")

Exposed original boarded floor, partially sloping ceiling, horizontally sliding sash window to front.

#### Bedroom Two 2.39m x 2.46m (7'10" x 8'1")

Wall-mounted electric panel heater, partially sloping ceiling, loft access hatch, horizontally sliding sash window to front.

#### Bathroom 2.03m x 1.55m max (6'8" x 5'1" max)

White suite comprising low-level WC, pedestal hand

basin and panelled bath with MIRA shower unit above and fitted shower screen. Partially sloping ceiling, obscure glazed window to rear.

## OUTSIDE

### Front Garden

The cottage stands well back from the road with front garden bounded by brick walling and laid mainly to lawn with gravelled walkway and borders stocked with various shrubs and bushes.

### Rear Garden

The garden extends to the rear and side of the property and features blue brick terrace and lawns bordered by shrubs and bushes.

There is a brick-built store place.

## SERVICES

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

## BELTON-IN-RUTLAND

The charming village of Belton-in-Rutland lies about 4 miles to the west of Uppingham and is an area of delightful open farmland. It is a popular commuter centre being close to the A47 Trunk Road and is approximately 10 miles from Oakham. In the village

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there is a public house and church, with all main shopping facilities available in the market towns of Oakham and Uppingham. The village also has an excellent bus service, which runs hourly between Leicester and Peterborough, calling in at Uppingham.

There is a bus service which collects children for the local authority schools and returns them in the evening. In addition there are public schools in Oakham, Uppingham and Stamford.

Leisure facilities in the area are good and there are golf courses at Luffenham Heath and Burghley Park. Rutland Water is only a few miles away and there one can enjoy fly fishing, sailing, windsurfing or just a stroll or cycle ride around the shores of the lake.

### COUNCIL TAX BAND

Estimated Council Tax Band C  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to

this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.
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Money Laundering Regulations 2003  
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



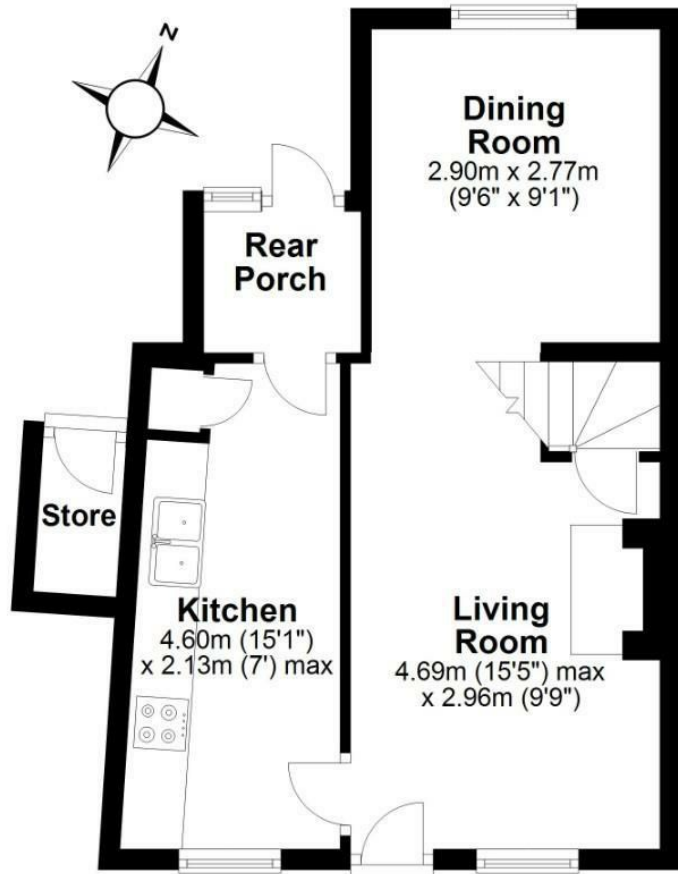






## Ground Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



## First Floor

Approx. 23.8 sq. metres (256.3 sq. feet)



Total area: approx. 60.2 sq. metres (647.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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